SOLD NSW · PROPERTY MARKET REPORT

Basin view NSW 2540

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11	$820,000	$748,182

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,000,000	$20,000	$8.23M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Basin view alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Basin view NSW 2540 in August–October 2026.
- The median sale price for the period was $820,000.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $20,000 to $1,000,000, a spread of $980,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
30 RESERVE RD	Residential	**$1,000,000**	6 Oct
17 ELANORA PDE	Residential	**$950,000**	3 Aug
1 BOATHAVEN AVE	Residential	**$900,000**	28 Aug
16 MATHIE ST	Residential	**$890,000**	1 Oct
85 BASIN VIEW PDE	Residential	**$875,000**	23 Oct
5 WATERSEDGE AVE	Residential	**$820,000**	21 Sep
25 JUNE AVE	Residential	**$800,000**	5 Aug
7 AUDREY AVE	Residential	**$800,000**	6 Oct
3 CAROL AVE	Residential	**$690,000**	2 Oct
18 AUDREY AVE	Residential	**$485,000**	20 Aug
10 DOROTHY AVE	Residential	**$20,000**	24 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.